176.0	0008	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	900,500 / 900,500
					USE VALUE:	900,500 / 900,500
					ASSESSED:	900,500 / 900,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LISTER JAMES J & MAUREEN A
Owner 2:	TRS/ LISTER FAMILY REVOCABLE
Owner 3:	TRUST
Street 1:	74 LANCASTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LISTER JAMES J/ETAL -
Owner 2:	LISTER MAUREEN A -
Street 1:	74 LANCASTER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,094 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1996, having primarily Clapboard Exterior and 2630 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6094.000	478,500		422,000	900,500
Total Card	0.140	478,500		422,000	900,500
Total Parcel	0.140	478,500		422,000	900,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.40 | /Parcel: 342.4

Legal Description

User Acct 118946

GIS Ref

GIS Ref

Insp Date 07/03/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 176.0-0008-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	478,500	0	6,094.	422,000	900,500	900,500	Year End Roll	12/18/2019
2019	101	FV	377,500	0	6,094.	415,900	793,400	793,400	Year End Roll	1/3/2019
2018	101	FV	359,500	0	6,094.	319,500	679,000	679,000	Year End Roll	12/20/2017
2017	101	FV	359,500	0	6,094.	301,400	660,900	660,900	Year End Roll	1/3/2017
2016	101	FV	359,500	0	6,094.	277,300	636,800	636,800	Year End	1/4/2016
2015	101	FV	355,300	0	6,094.	259,200	614,500	614,500	Year End Roll	12/11/2014
2014	101	FV	355,300	0	6,094.	238,700	594,000	594,000	Year End Roll	12/16/2013
2013	101	FV	355,300	0	6,094.	238,700	594,000	594,000		12/13/2012

!13819!

PRINT

Date	Time
12/11/20	03:43:16

LAST REV

Date	Time
09/10/19	09:26:57
danam	
13819	

USER DEFINED

Prior Id # 1:	118946
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LISTER JAMES J/	71354-352	1	7/23/2018	Convenience	10	No	No		
COLLINS DEV. CO	26555-497		8/2/1996		262,750	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2019	463	Redo Kit	65,460					
1/22/1996	10		90,000					28X34 NEW HOUSE
12/5/1995	688		5,000					FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2018	Meas/Inspect	BS	Barbara S
11/13/2008	Measured	345	PATRIOT
1/6/2000	Meas/Inspect	243	PATRIOT
4/10/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6094		Sq. Ft.	Site		0	70.	0.99	6									421,973						422,000	

Total AC/HA: 0.13990 | Total SF/SM: 6094 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 421,973 | Spl Credit | Total: 422,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1996	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	8.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	8.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19801664
Const Adj.:	0.99495000
Adj $ / SQ:	148.996
Other Features:	100423
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	522339
Depreciation:	43876
Depreciated Total:	478463

COMMENTS

SUBDIVISION 10/95--NEW HOUSE 1996.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

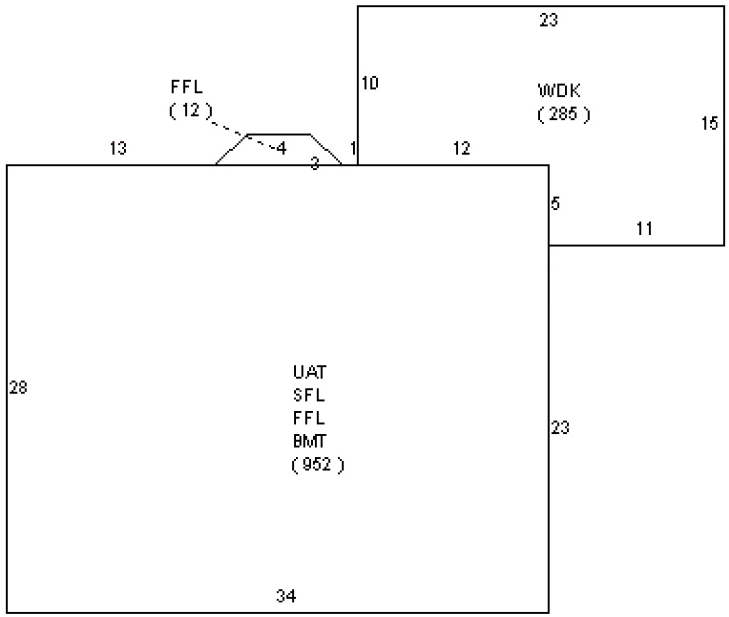
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	163.90
Special Features:	0	Val/Su Net:	141.11
Final Total:	478500	Val/Su SzAd	249.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	964	149.000	143,632
BMT	Basement	952	75.710	72,075
SFL	Second Floor	952	149.000	141,844
WDK	Deck	285	9.460	2,696
UAT	Upper Attic	238	59.600	14,184

Net Sketched Area:	3,391			Total:	374,430
Size Ad	1916	Gross Are	4105	FinArea	2630

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0008-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	